



STAGS

Cheldon Cross
Farm

Cheldon Cross Farm

Chulmleigh, EX18 7EB

Chulmleigh 3 miles South Molton 10 miles Tiverton 18 miles

- Kitchen/Breakfast Room
- Living Room
- Conservatory
- 3 Double Bedrooms
- Bathroom
- 1 Bed Self-Contained Annexe
- Large Gardens
- Parking and Garage

Offers invited £395,000

Situation

Cheldon Cross Farm is set in peaceful, rural setting and is surrounded by attractive rolling countryside with stunning views to Dartmoor in the distance. The property is about 3 miles from Chulmleigh, a sought after small town set on the eastern side of the highly attractive Taw Valley which offers an excellent range of facilities and amenities including numerous shops for everyday needs, banking, schooling up to secondary level and health centre. The larger market town of South Molton is about 10 miles, whilst Tiverton is about 18 miles to the east, with the M5 (J27) and Tiverton Parkway railway station a further 7 miles.

Description

Cheldon Cross Farm is an interesting bungalow, mainly of timber framed elevations under a synthetic thatch roof and is set in a superb, rural location. The property offers versatile accommodation with the addition of a very useful self-contained annexe which could suit many potential uses and is currently being used as a physiotherapy clinic by the current owners. The dwelling occupies a large, level plot of just over an acre and enjoys wonderful, open views to Dartmoor in the distance.

Accommodation

Front door into ENTRANCE HALL which leads directly into the KITCHEN/BREAKFAST ROOM which is fitted with a modern range of wall and base units with worktops over, sink unit with mixer tap, space and plumbing for washing machine, space for fridge,



A charming bungalow and annexe in a rural setting with far-reaching views to Dartmoor





tall unit with electric double oven and oil fired Rayburn set in a brick chimney breast. Door into rear BOOT ROOM/LOBBY. From the kitchen, steps lead up into the LIVING ROOM with brick chimney breast and wood burning stove on a slate hearth and window seat to the side. The INNER HALL has a staircase leading up to a very spacious LOFT STORAGE area. Off the hall is a BATHROOM fitted with a modern suite and 3 DOUBLE BEDROOMS with bedroom 1 having a range of fitted furniture and an en-suite WC. Also off the hall is a large CONSERVATORY with a fine outlook over the gardens.

Annexe

Independent front door into HALL with opening into a small KITCHEN fitted with a range of wall and base units with work top over and sink unit. Space for fridge. The LIVING ROOM has a door into the conservatory and there is a SINGLE BEDROOM and SHOWER ROOM with WC, wash basin and cubicle.

Outside

The property is approached off the country road over five-bar gated driveway that leads into a wide parking and turning area to the side of the property. The main gardens lie to the west, with initially a paved patio area outside the conservatory bordered by a low wall that leads out onto a large, level area of mainly lawned garden bordered by mature hedging and mature trees. To the side is a further area of lawn with five raised beds and various timber framed garden sheds. Set opposite the back door is a detached GARAGE.

In total the property extends to JUST OVER ONE ACRE.

Services

Mains electricity and water, private drainage system. Oil fired central heating via radiators.

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the A361 at Moortown Cross (approximately half way between Tiverton and South Molton) take the turning signposted to Rose Ash. After about half a mile turn left signed to Meshaw, Witheridge and Chulmleigh. Continue on this road going straight across at the crossroads of Batsworthy, Gidley and Burrow. From the latter, continue for a further 2.5 miles and at Cheldon Cross the property will be found immediately on the left.





These particulars are a guide only and should not be relied upon for any purpose.



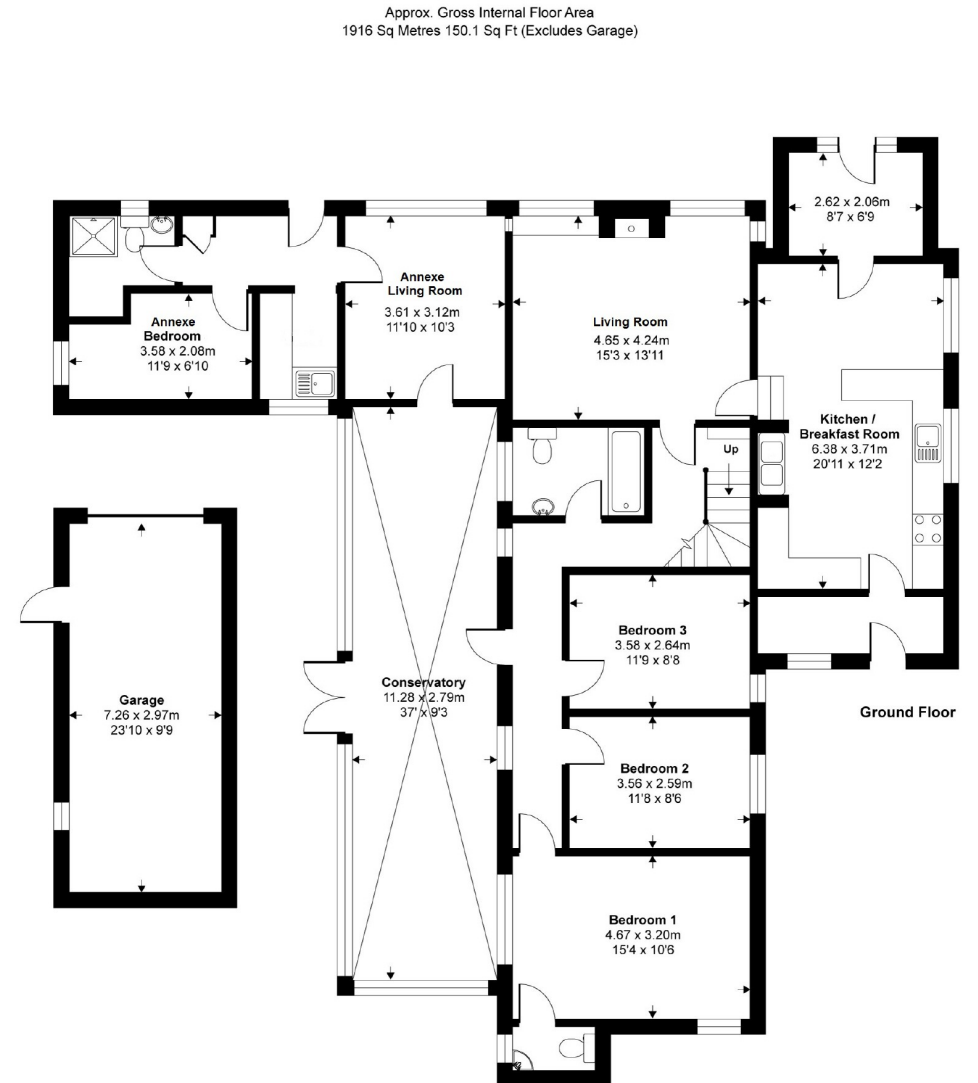
Stags

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	44	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale